

TO: Members of the Board of Building Appeals

FROM: Thomas Regas, Chairman

SUBJECT: Meeting of the Board of Building Appeals

Please be advised that the Board of Zoning Appeals will meet on **Wednesday, February 16, 2022**, Parma City Hall Council Chambers at 6:30 p.m. regarding the following appeals:

First Case of Appeals

Jeff Clark of Easy Sign, 9478 Ravenna Rd., Twinsburg OH 44087 has requested a variance of the City of Parma Codified Ordinances of **Section 1519.15(a) – SIGN REGULATIONS – SIGNS FOR RETAIL USES- MAXIMUM SIGN FACE AREA.** The proposal is for an “Area” variance for wall sign for a total of 45 sq. ft of sign face area for property located at 7894 Broadview Rd. Maximum sign face area of permanent signs shall be related to the width of the building or unit. Maximum sign face area allowed is 1.5 times the width of the tenant space. The maximum square footage of signage allowed for the 20-foot-wide tenant space is 30 sq. ft. This variance would result in allowing 15 more sq. ft. of sign face area. The PPN is 453-44-014.

Second Case of Appeals

Derek McNamara of McNamara’s Contracting, LLC, 6610 Virginia Ave., 44129 has requested a variance of the City of Parma Codified Ordinances of **Section 1529.39(a)(2) – GENERAL BUILDING REGULATIONS –FENCES, HEDGES & TRELLISES.** The proposal is to place fence further towards the street than the rear edge of residential structure with no side door at 1914 Mason Dr. Fences shall be permitted only in rear yards. In no case shall fences extend any further towards the street than 5 feet past the side door or the steps to the side door of the residential structure. If no side door exists, fence shall be no further towards the street than the rear of the residential structure. The proposal is to erect 6’ high vinyl fence on both sides of the yard forward of the rear of the house, extending 42 feet forward on the west side and 32 feet forward of the rear edge of the east side of the house. The variance would result in allowing the fence placement to be 42 feet further towards the street on the west side and 32 feet forward the rear of the house on the east side with no side door. The PPN is 446-17-039.

Third Case of Appeals

William P. Wolf, 8675 Royal Ridge Dr., has requested a variance of the City of Parma Codified Ordinances of **Section 1529.39(a)(5)-GENERAL BUILDING REGULATIONS- ACCESSORY AND APPURTENANT BUILDING USES IN RESIDENTIAL DISTRICTS.** The proposal is erect a second accessory building on property at 8675 Royal Ridge Dr. Only one accessory or outbuilding shall be constructed per single-family dwelling with maximum size of 120 sq. ft. total for parcel size of 7200 sq. ft. This 9800 sq. ft. parcel is permitted a total of 163 sq. ft. of accessory building. The existing accessory building (shed) is 64 sq. ft. Applicant is requesting a second accessory building (gazebo) of 195 sq. ft. in area for a total of 259 sq. ft. on lot size of 9800 sq. ft. This variance would result in allowing a second accessory building to be built on a single-family parcel 96 more sq. ft. in area than permitted. PPN is 455-04-010.

CC: Thomas Regas, Amanda Boyd, Dennis D. Vasko II, Kelly Zacharias and Douglas Zubricky.